

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

April 21, 2009

Mr. Scott R. Borstein  
Neal & Leroy, LLC  
203 North LaSalle Street  
Suite 2300  
Chicago, IL 60601-1243

Re: Administrative Relief request for Institutional Planned  
Development No. 1129, Lee Pasteur/Hurley Elementary School  
4707 West Marquette Road

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 1129 has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

You are requesting to reduce the minimum number of parking spaces from 28 spaces to 26 spaces as a result of changes to the fire lane configuration in the school's parking area. The remaining 26 spaces will exceed the number of required spaces based upon the school's proposed full-time employee count (60).

Additionally, you are reshaping the school's playlot from square to a quarter-circle shaped design. Lastly, eight trees have been added-three along the playlot and five along the building's south elevation and two trees have been removed near the service drive. A revised Site Plan and Landscape Plan, prepared by Legat Architects and dated April 3, 2009, along with a revised Bulk Table, dated October 16, 2008, shall be inserted into the main file.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing these revisions will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1129, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,



Patricia A. Scudiero  
Commissioner

PAS:HG:tm

C: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD files





**Institutional Planned Development Number 1129  
Lee Pasteur Hurley Elementary School  
Bulk Regulation and Data Table**

Gross Site Area:	121,897 square feet (2.8 acres)
Net Site Area:	100,417square feet (2.31 acres)
Maximum Floor Area:	1.2
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	26
Minimum Number of Bicycle Parking Spaces:	10
Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

Applicant: Alderman Frank J. Olivo on behalf of  
The Public Building Commission  
Address: 4707 West Marquette Road  
Chicago, IL  
Date: July 9, 2008  
Revised: October 16, 2008



A-7425

is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map Number 16-E in the area bounded by:

a line 175 feet north of and parallel to West 69<sup>th</sup> Street; South Langley Avenue; a line 125 feet north of and parallel to West 69<sup>th</sup> Street; and the public alley next west of and parallel to South Langley Avenue,

to those of an RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 16-K.  
(As Amended)  
(Application Number A-7425)*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the POS-1 Parks and Open Space District symbols and indications as shown on Map Number 16-K in the area bounded by:

[See Attached Legal Description]

IPD 1129

to those of an RT4 Residential Two-Flat, Townhouse, Multi-Unit District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the RT4 Residential Two-Flat, Townhouse, Multi-Unit District symbols and indications as shown on Map Number 16-K in the area bounded by:

[See Attached Legal Description]

to those of Institutional Planned Development Number 1129, which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Legal Description and Plan of Development Statements referred to this ordinance read as follows:

*Legal Description.*

"PBC" Parcel:

That part of the northwest quarter of the southwest quarter of Section 22, Township 38 North, Range 13, East of the Third Principal Meridian, described as follows:

(the west line of aforesaid southwest quarter being "due north" for the following courses):

commencing at the northwest corner of aforesaid southwest quarter of Section 22; thence south 89 degrees, 42 minutes, 40 seconds east in the north line of aforesaid southwest quarter a distance of 120.0 feet to a point; thence south 00 degrees, 17 minutes, 20 seconds west in a line a distance of 58.0 feet to a point; thence north 63 degrees, 43 minutes, 20 seconds east in a line a distance of 33.54 feet to a point 43.0 feet south of, at right angles, to a point in the aforesaid north line of the southwest quarter that is 150.0 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the north line of aforesaid southwest quarter, a distance of 315.0 feet to the point of beginning of the following described parcel of land; thence continuing along last described course south 89 degrees, 42 minutes, 40 seconds east a distance of 167.0 feet to a point; thence north 81 degrees, 39 minutes, 40 seconds east in a line a distance of 66.75 feet to a point, that is 33.0 feet south, at right angles, to a point in the aforesaid north line 698.0 feet east of the aforesaid northwest corner of the southwest quarter; thence south 89 degrees, 42 minutes, 40 seconds east in a line parallel with the north line of aforesaid southwest quarter, a distance of 316.78 feet to a point; thence south 00 degrees, 37 minutes, 12 seconds west 146.97 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 21.60 feet to a point; thence south 04 degrees, 45 minutes, 49 seconds west 6.02 feet to a point; thence south 90 degrees, 00 minutes, 00 seconds west 27.00 feet to a point; thence north 04 degrees, 45 minutes, 49 seconds west 6.02 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 18.50 feet to a point; thence north 00 degrees, 00 minutes, 00 seconds west 22.41 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 289.61 feet to a point; thence south 00 degrees, 00 minutes, 00 seconds west 146.67 feet to a point; thence north 90 degrees, 00 minutes, 00 seconds west 132.82 feet to a point; thence south 71 degrees, 04 minutes, 51 seconds west 13.97 feet to a point; thence south 54 degrees, 30 minutes, 56 seconds west 13.97 feet to a point; thence south 35 degrees, 17 minutes, 29 seconds west 18.41 feet to a point; thence south 13 degrees, 24 minutes, 28 seconds west 18.41 feet to a point; thence south 02 degrees, 27 minutes, 58 seconds west 7.94 feet to a point; thence north 87 degrees, 32 minutes, 02 seconds west 31.50 feet to a point; thence north 01 degrees,

54 minutes, 37 seconds east (Deed) north 02 degrees, 27 minutes, 58 seconds (measures) in a line 316.44 feet to the point of beginning, in Cook County, Illinois.

"PBC" Parcel Area = 100,417 square feet or 2.31 acres.

*Institutional Planned Development Number 1129.*

*Plan Of Development Statements.*

1. The area delineated herein as a Institutional Planned Development ("Planned Development") consists of approximately one hundred thousand four hundred seventeen (100,417) square feet (two and thirty-one hundredths (2.31) acres) of net site area which is depicted on the attached Planned Development Property Line and Boundary Map. The property is controlled by the applicant, The Public Building Commission.
2. The Applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submission on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.



4. This Plan of Development consists of the following sixteen (16) statements: a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Property Line and Boundary Map; Site and Landscape Plan; a Green Roof Plan; and Building Elevations prepared by Legat Architects, dated October 16, 2008. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as an Institutional Planned Development shall include, schools, parking, and all uses as permitted within the RT4 Residential, Two-Flat, Townhome and Multi-Unit District, accessory uses and such other related uses.
6. On-premise business identification signs, including temporary construction signs, may be permitted within the area delineated herein as an Institutional Planned Development, subject to the review and approval of the Department of Planning and Development. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped. The parking spaces provided in the Planned Development shall be shared and deemed sufficient by the City for both the proposed school and the existing sports stadium immediately to the north of this Planned Development.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the building and any appurtenances thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The

Part II Fee will be assessed by D.P.D. during the actual Part II Review. The fee as determined by D.P.D. staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of any Part II Approval.

12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. The Applicant shall also provide a vegetative roof on the proposed building totaling approximately ten thousand (10,000) square feet, or twenty-five percent (25%) of the available roof area.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. Unless substantial construction has commenced within six (6) years following adoption of this Institutional Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property

11/5/2008

REPORTS OF COMMITTEES

A-7425  
45063

shall automatically revert to the RT4, Residential, Two-Flat, Townhome and Multi-Unit District.

[Existing Zoning; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Site and Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 45064 through 45071 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

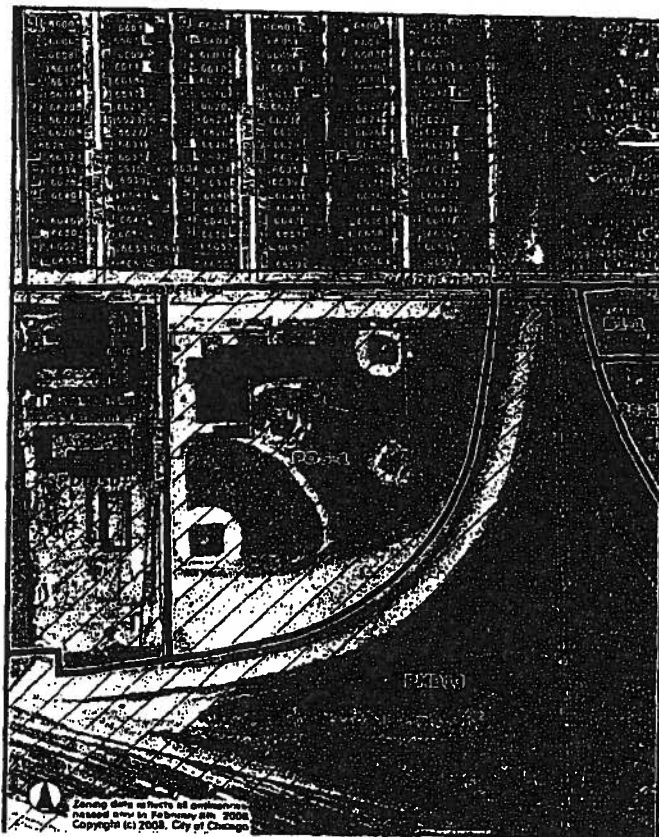
*Institutional Planned Development Number 1129.*

*Lee Pasteur Hurley Elementary School*

*Bulk Regulations And Data Table.*

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Maximum Building Height:	60 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

## Zoning Map -- Existing.



ZONING MAP - EXISTING

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Chicago Public Schools

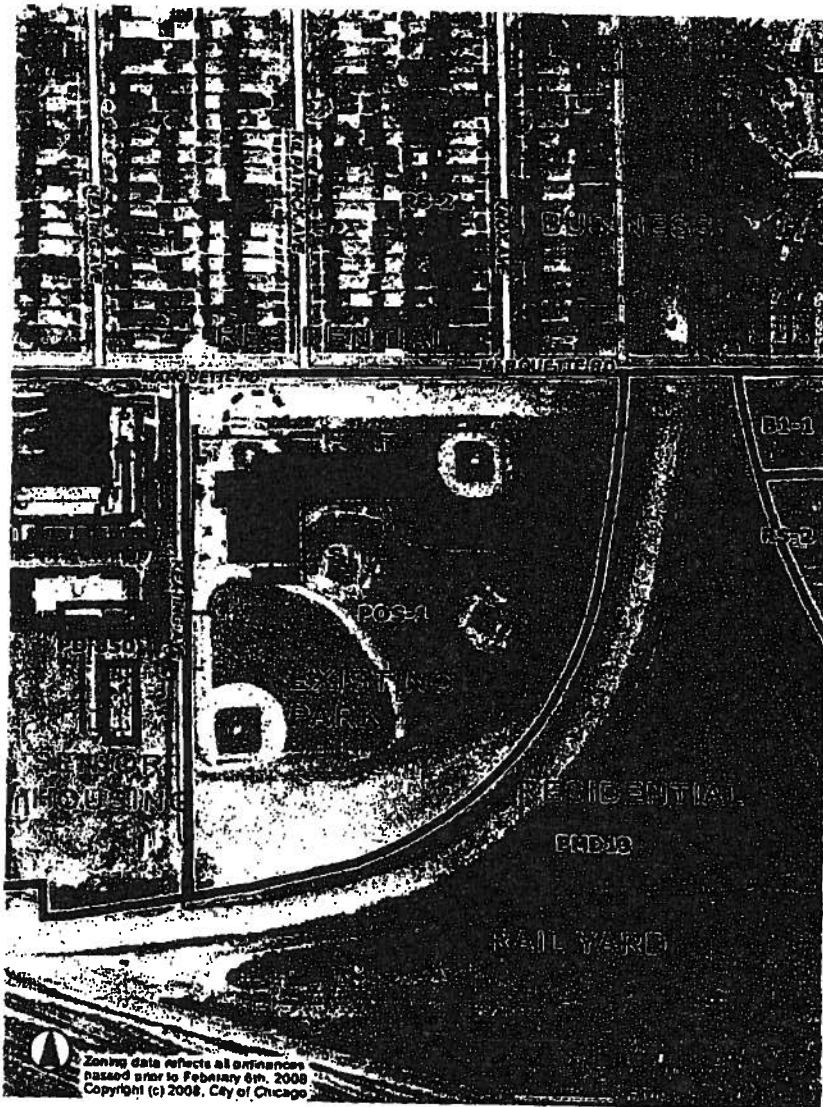
LEE PASTEUR / HURLEY  
AREA ELEMENTARY  
SCHOOL4707 W. MARQUETTE ROAD  
CHICAGO, Illinois 60629applicant:  
ALDERMAN FRANK OLIVO and the  
PUBLIC BUILDING COMMISSION

## Zoning Legend

- Business (B)
- Residential (R)
- Planned Development (PD)
- Planned Manufacturing District (PMD)
- Parking & Open Space (POS)
- Zoning Boundaries
- T-1
- Buildings
- Parcels

October 16, 2008

## Land-Use Map -- Existing.



LAND USE MAP - EXISTING

LEGATARCHITECTS



**LEE PASTEUR / HURLEY  
AREA ELEMENTARY  
SCHOOL**

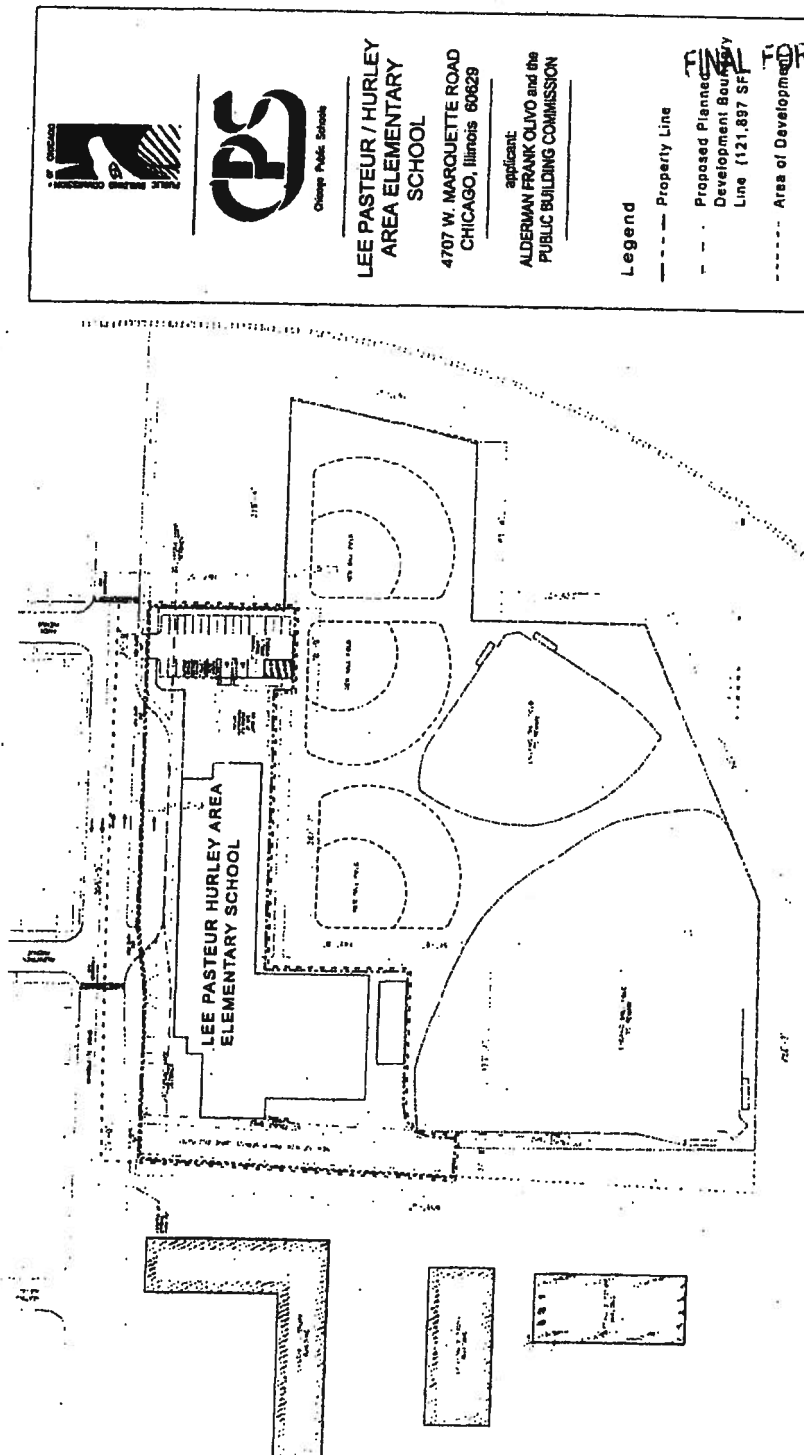
4707 W. MARQUETTE ROAD  
CHICAGO, Illinois 60629

applicant:  
ALDERMAN FRANK OLIVO and the  
PUBLIC BUILDING COMMISSION

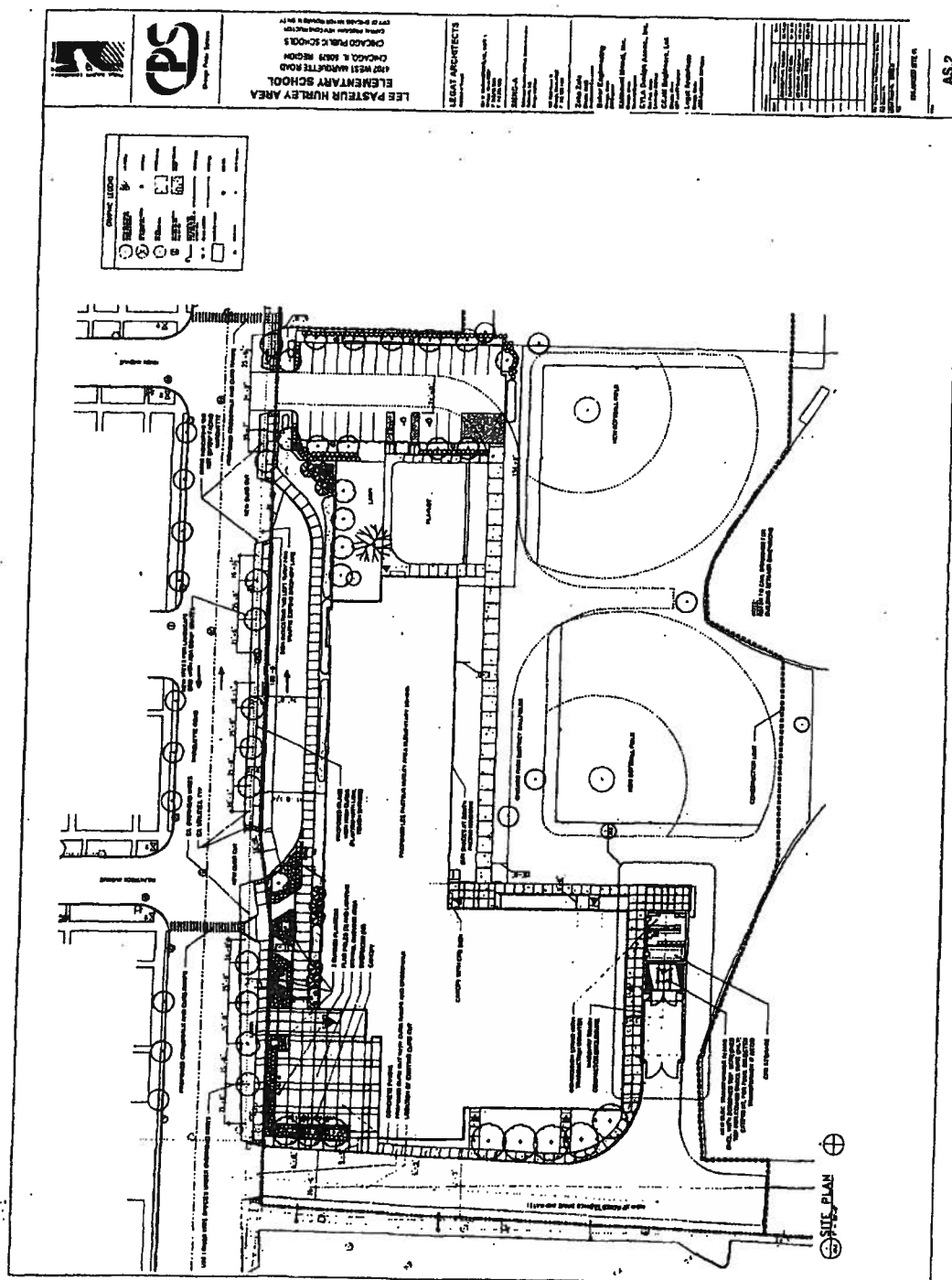
## Zoning Legend

- ☐ Business (B)
- ☐ Residential (R)
- ☐ Planned Development (PD)
- ☐ Planned Manufacturing District (PMD)
- ☐ Parking & Open Space (POS)
- ☐ Zoning Boundaries
- ☐ T:Ps
- ☐ Buildings
- ☐ Parcels



**Planned Development Boundary  
And Property Line.**



### Site Plan.



## Site And Landscape Plan.

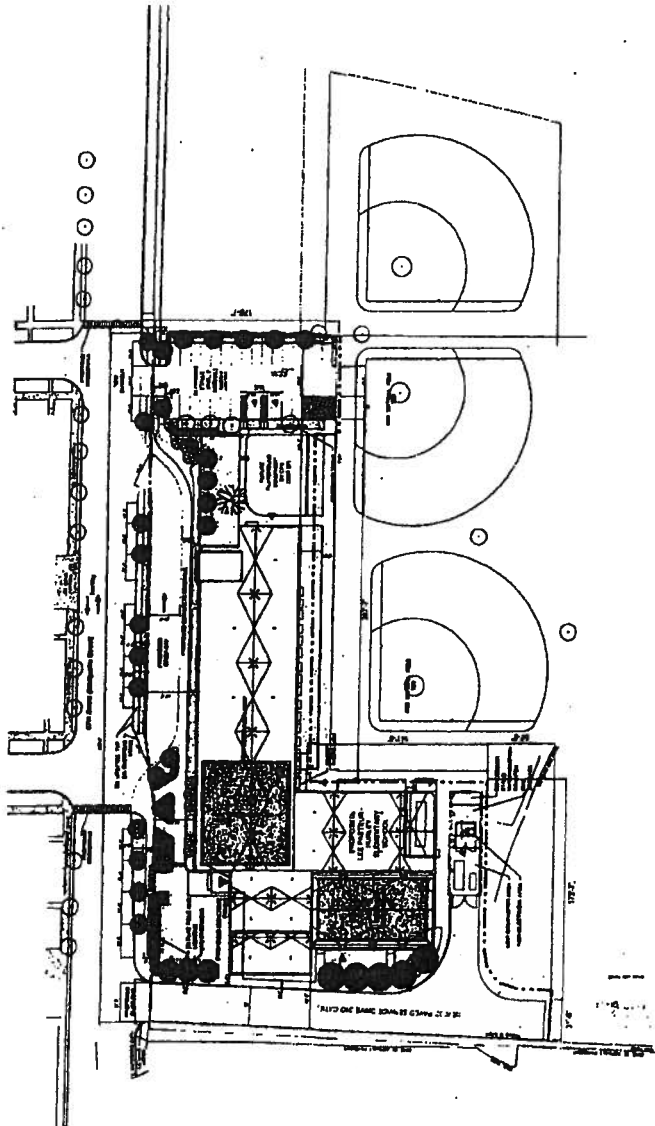
Chicago Public Schools

**LEE PASTEUR / HURLEY  
AREA ELEMENTARY  
SCHOOL**

4707 W. MARQUETTE ROAD  
CHICAGO, Illinois 60629

applicant:  
ALDERMAN FRANK OLIVO and the  
PUBLIC BUILDING COMMISSION

October 16, 2008



NOT PREPARED  
BY  
CYA Design Associates, Inc.  
August 15, 2008


NO.	DATE	REVISION
1	8/15/08	PRELIMINARY DESIGN
2	8/15/08	FINAL DESIGN
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SITE AND LANDSCAPE PLAN

LEGATARCHITECTS




North Elevation.



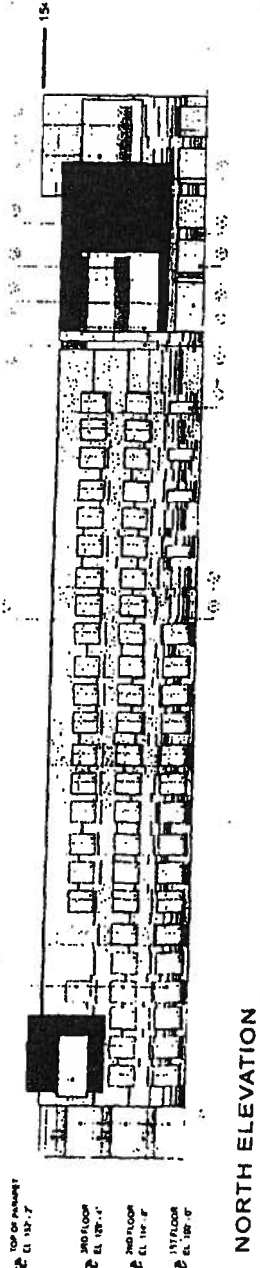
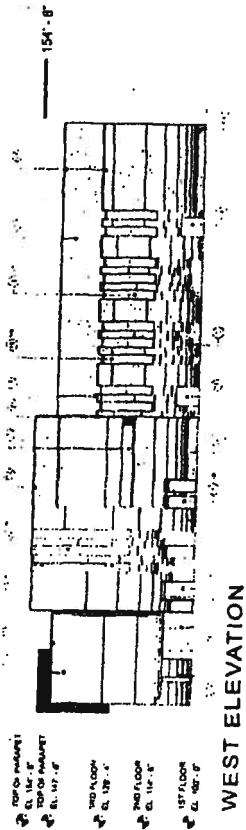
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Applicant:  
**ALDERMAN FRANK OLIVO and the  
PUBLIC BUILDING COMMISSION**



Chicago Public Schools

- KEYNOTE - LEGEND**
- 1. 1" = 1' SCALE
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ARCHITECTS





11/5/2008

# REPORTS OF COMMITTEES

45071

## Drop-Off Plan.



LEE PASTEUR / HURLEY  
AREA ELEMENTARY  
SCHOOL

4707 W. MARQUETTE ROAD  
CHICAGO, Illinois 60629

applicant:  
ALDERMAN FRANK OLIVO and the  
PUBLIC BUILDING COMMISSION

